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REAL ESTATE SERVICES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Big Yard Building Brokers

2310 3RD ST. **SAN BERNARDINO, CA**

INDUSTRIAL DEVELOPMENT OPPORTUNITY

±4.87 ACRES

CLOSE PROXIMITY TO I-215, I-10 AND I-210 FREEWAYS

ADJACENT TO AMAZON AIR REGIONAL HUB

Executive Summary

PROPERTY SUMMARY	
Property Address	2310 3rd Street San Bernardino
Acreage	±4.87 Acres (4 Parcels)
APN	-1192-241-03,04,05
Lot Dimensions	(396 ft X 520 ft)
Zoning	IL - Industrial Light
Location	City of San Bernardino

TENANT PROFILE

Wilson Towing

Wilson Towing & Roadside Assistance

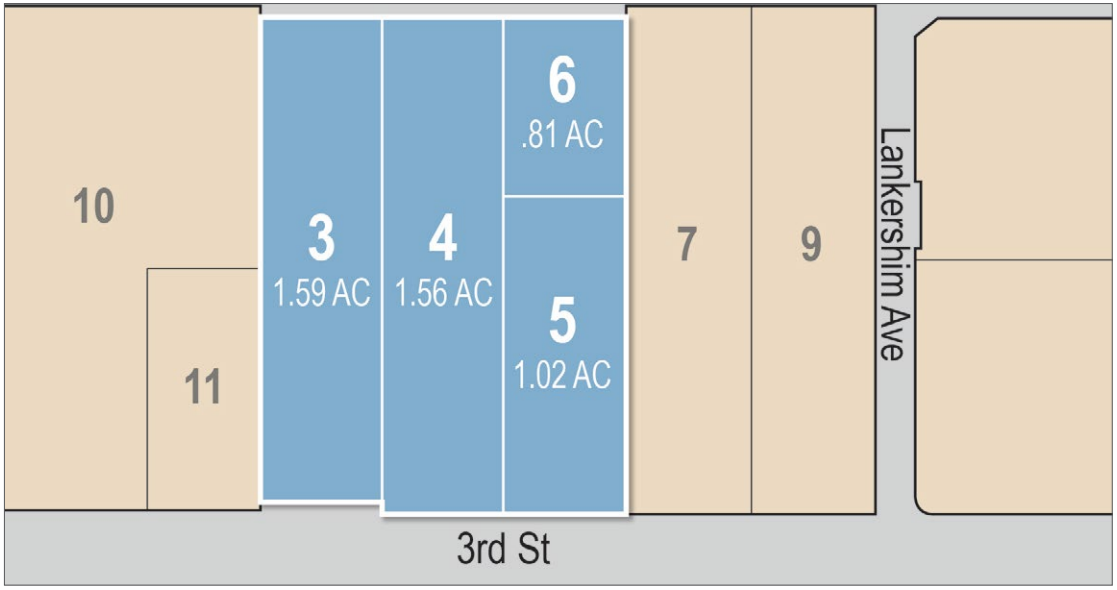
Tenancy Notes

- Wilson Towing will require a **free** short-term leaseback until January 2023 to relocate the business.
  - Tenant shall pay Operating Expenses

- City of San Bernardino Planner Contact
  Michael Huntley | 909-384-7227 | Huntley_Mi@sbcity.org

https://www.sbdairport.com/news/



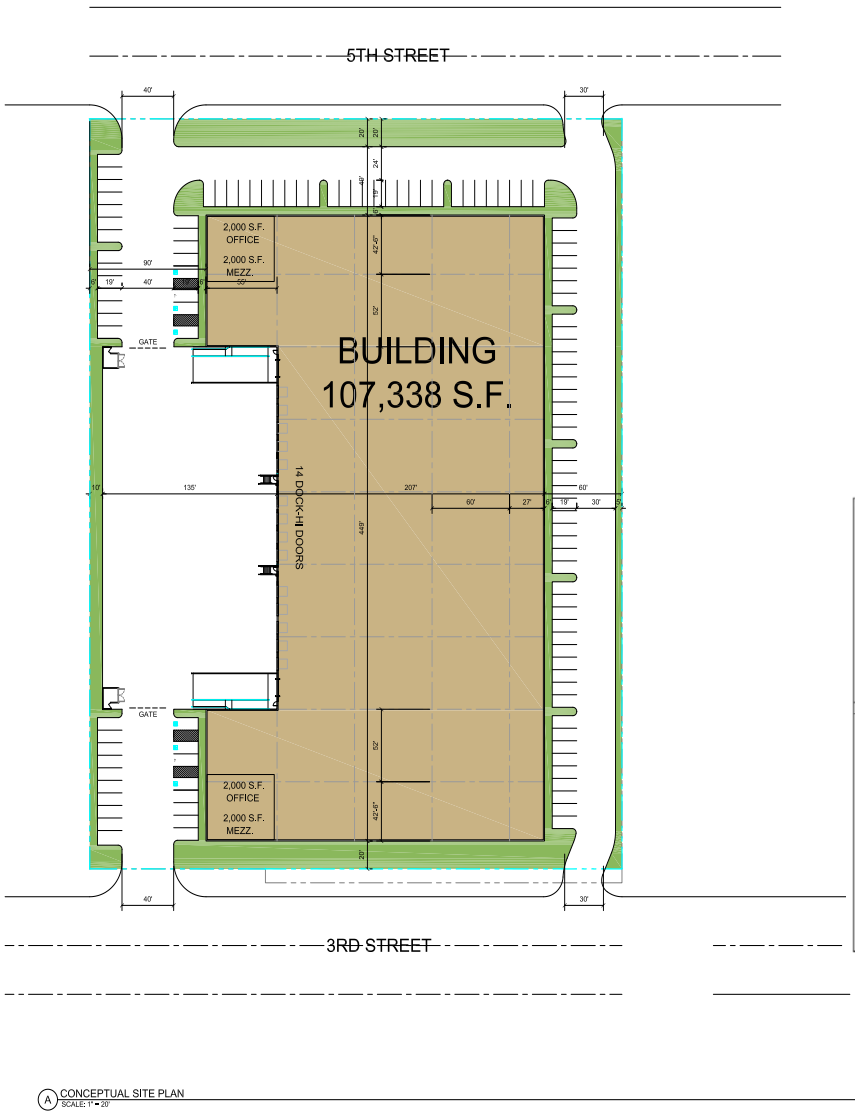




Tenant Aerial

Aerial





A CONCEPTUAL SITE PLAN
SCALE: 1" = 20'

PROJECT INFORMATION - SCHEME 1		08.30.2021
GROSS SITE AREA	224,416 SF	5.15 AC
NET SITE AREA	221,656 SF	5.09 AC
TOTAL BLDG AREA		107,338 SF
NET FAR		48.4%
MAX FAR		75.0%
ZONE:		LI - LIGHT INDUSTRIAL
STREET FRONT BLDG. SETBACK (3RD & 5TH STREET)		20FT
STREET FRONT LANDSCAPE SETBACK (3RD & 5TH STREET)		20FT
INT/REAR SETBACK		10 FT
LANDSCAPE REQUIRED	5%	11,221 SF
LANDSCAPE PROVIDED	12.5%	27,973 SF

BUILDING		
BUILDING AREA		107,338 SF
FOOTPRINT		103,338 SF
WAREHOUSE		99,338 SF
OFFICE		4,000 SF
MEZZANINE		
OFFICE		4,000 SF
PARKING REQUIRED		112
WAREHOUSE @ 1/1,250		80
OFFICE @ 1/250		32
PARKING PROVIDED		113
STANDARD		108
ADA		4
ADA EV VAN		1
ADA EV STD.		1
EVES		0
CLEAN AIR		0
TRAILER PARKING PROVIDED		0

PROJECT
VOIT 2310 E. 3RD STREET
CITY OF SAN BERNARDINO, CA
SCHEME 1
SITE PLAN

HERDMAN
ARCHITECTURE + DESIGN
16201 Scientific Way
Irvine, CA 92618
www.Herdman-ad.com
714.389.2800
Info@Herdman-ad.com

A21-2264
08.30.2021

NORTH

CONCEPTUAL
SITE PLAN

Conceptual Site Plan

Land Sale Comps & Building Lease Comps

		ADDRESS	ACRES	SALE PRICE PRICE PSF	SOLD	BUYER SELLER	NOTES
1		1990 Riverview Dr. San Bernardino, CA	8.37 Acres	**$25,000,000.00 (est.)** **± $68.00 (est.)**	In Escrow	TBD Carlos Mosto	
2		18910 Slover Bloomington, CA	13.20 Acres	**$35,250,000.00** **$61.31**	06/2021	Union Pacific RR Carter Family	Owner user will occupy the site
3		Nevada St. Redlands, CA	17.80 Acres	**$46,100,000.00** **$60.00**	10/2021	Molto Properties City of Redlands	Buyer acquired the site without entitlements for spec development.
4		2135 & 2175 N. Linden Ave. Rialto	18.41 Acres	**$64,155,168.00 (est.)** **± $80.00 (est.)**	In Escrow	Black Creek Group Gustavo Theisen/ James Dickey	In Escrow One Year Free Lease Back Future 375,000 SF Concrete Tilt- Up

		ADDRESS	SF ANN. INC.	START DATE LEASE TERM	RENT/SF OPEX/CAM	TIA FREE RENT	LESSEE LESSOR	NOTES
1		417 W. Valley Blvd. Rialto, CA	74,466 SF 3.5%	10/2021 86 mos.	**$1.00 NNN** **$0.22/SF**	$3.50/SF 2 mos.	IPS Packaging Danbe Partners	
2		20840 Krameria Ave. Riverside, CA	90,960 SF 3.5%	11/2021 60 mos.	**$0.90 NNN** **$0.185/SF**	0 0	Donney & Burke Operon Group	
3		24733 Nandina Ave. San Bernardino, Ca	95,922 SF 4%	11/2021 63 mos.	**$0.90 NNN** **$0.18/SF**	$2.00/SF 3 mos.	REP FITNESS LLC Molto Properties	
4		24700 E. 5th St. San Bernardino, CA	121,294 SF 3.5%	10/2021 62 mos.	**$0.88* G** **$0.32/SF**	$3.50/SF 1 mos.	USPS Brookfield	*Lessee required a Gross Lease



Comparables Map

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